

SPECIAL MEETING OF THE CITY COUNCIL
CITY OF CALEDONIA, MINNESOTA
Tuesday, April 12, 2011

CALL TO ORDER. Following due call and notice thereof, Mayor Burns called the special meeting to order at 6:30 p.m. in the Council Room, City Hall.

ROLL CALL. Members present: Mayor Robert H. Burns; Council Members: Randi Vick, Robert Lemke, Tom Murphy, and Paul Fisch. Members absent: None. Consultants and City staff present: City Clerk/Administrator Jennifer Feely, Administrative Coordinator Mike Gerardy, and Davy Engineer Jim Kochie. Visitors present: Al Breitbach, Donna Pearson, Roger Pearson, Jan Welscher, Sandra Welscher, Diane Schulze, Arden Krueger, Norman Snodgrass, Jimmy Demestrad, and Melissa Vick.

BUSINESS ITEMS.

A. PUBLIC HEARING: EAST GRANT STREET PROJECT. Ten property owners attended the East Grant Street Improvement Project hearing. The hearing began at 6:30 p.m. and ended at 7:55 p.m. Discussion took place concerning whether the street should be restored to the way it is now or add curb and gutter since the street will be tore up due to the sewer improvement scheduled. Affected property owners questioned if the project was really necessary since it is a dead end street and it is unlikely that development will take place on vacant lots in that area any time soon. The consensus of the Council was that if the street will be torn up anyways, it's a good time to improve the street. At the request of the affected property owners, the City will stake the approximate area to be improved. This means that a stake will be placed in every yard. In the meantime, Davy Engineering will contact the PCA to see where the City is at in terms of placement on the Project Priority List for low interest financing. According to a preliminary cost estimate from Davy Engineering, the total estimated project cost is \$206,750. \$125,850.91 represents the City's share while \$80,899.09 represents the assessed portion. Based upon said calculation, the cost per front foot would be approximately \$29.12. Member Fisch inquired as to whether the engineering, legal, and contingencies could be taken out of the assessed portion to reduce the per square foot portion for the affected property owners. Davy Engineering will look into whether the engineering, legal, and contingencies cost can be taken out of the assessed portion to help reduce the assessment amount. The majority of property owners said that they'd like to see the project take place if the price is right; otherwise, they are happy with restoring it back to the way it is now. No definitive decisions were made; the City has six months to order the improvement within the date of the improvement hearing.

B. NORTH PINE LIFT STATION. Administrative Coordinator Mike Gerardy provided an update with respect to the North Pine Lift Station. Gerardy reported that after talking with the St. John's Lutheran Board, it appears that the City can obtain a 30'x30' easement on North Pine to put in a new lift station. The City will first need to obtain an appraisal from a licensed appraiser for the 30'x 30' piece of land. Gerardy reported that St. John's Lutheran would prefer no fencing around the lift station. Consequently, the City will instead install a lock. If, for some reason, fencing is necessary, it may be possible to add a 10'x10' fence at a later time.

C. ENGINEER'S ESTIMATE FOR CSAH 5 PROJECT. Davy Engineer Jim Kochie requested that the Council approve allowing an updated engineer's estimate to be put together. A motion was made by Mayor Burns, seconded by Member Lemke, to approve updating the engineer's estimate for the CSAH 5 project. All members present voted in favor and the motion was declared carried.

D. ELSIE'S BAR AND GRILL REQUEST. The City's Enterprise Committee, comprised of Member Lemke, Member Murphy, and City Clerk/Administrator Feely, reported that they met with Elsie Vesterse, owner of Elsie's Bar and Grill, regarding her utility request. Beginning May 1, 2011, full payment will be due by the tenth day of each month for the current utility bill. In addition, a minimum of \$500.00 will be due by the 25th day of each month in an effort to bring the past due charges current. It was noted that any unpaid balance as of November 15, 2011 will be subject to certification for collection with property taxes. It was further noted that the certified charges will be due and payable whenever the utility customer's property taxes are due to the County Auditor's Office. A motion was made by Mayor Burns, seconded by Member Lemke, to approve entering into a payment arrangement with Elsie Vesterse, owner of Elsie's Bar and Grill. All members present voted in favor and the motion was declared carried.

ADJOURNMENT. A motion to adjourn was made at 8:30 p.m. by Mayor Burns, seconded by Member Fisch. All members voted in favor and the motion was declared carried. The next regularly scheduled meeting of the City Council is scheduled for Monday, April 25, 2011 at 6:00 p.m. in the Council Room, City Hall.

Jennifer Feely
City Clerk/Administrator

Robert H. Burns
Mayor